

CAMP ROBERTS REAL PROPERTY DEVELOPMENT PLAN INSTALLATION DESIGN GUIDE

INTRODUCTION

The installation design guide (IDG) for Camp Roberts, California serves as a reference for architecture, landscape, and signage. The guideline provides observations on design opportunities and liabilities for visual elements comprising the exterior environment of the installation. These are to be incorporated into the dynamic process of planning and facility accents to enhance the guidelines of the installation aesthetics and functionality.

The long-range development plan to follow construction and landscaping would include Force Protection considerations in terms of standards and features. In accordance with training manual (TM) 5-583-1 through 4, *Security Engineering Project Development*, 12 May 1994, with current changes; Department of Defense (DOD) Directive 2000.12, *Combating Terrorism Program*; DOD Instruction 2000.16, *Combating Terrorism Program Standards*; structures will include pathways and facilities to support security surveillance sensors and cameras for physical security and Force Protection purposes.

EXISTING CONDITIONS

Edge and Boundary Observations

Camp Roberts, California is divided north-to-south by the Salinas River resulting in the Main Garrison on the west and the East Garrison. The railroad tracks for the Southern Pacific Railroad run along Highway 101 on the east boundary of the main cantonment with two spurs feeding the installation.

The Main Garrison is sited on a rolling slope slightly elevated from the highway, providing unrestricted views into the industrial area and undermaintained World War II “Woody” style barrack blocks. No attempt has been made to visually buffer the negative views into the installation with landscape material or screen walls. Edge definition for varied functional land use areas within the main cantonment are defined along the vehicular circulation network.

Entries

The primary entry gate into Camp Roberts is accessed via the exit off Highway 101. Two additional secondary gates are located at Bradley Road and Bee Rock Road. The main entry gate does not display a high level of professional pride or sense of arrival for the first-time visitor. First impressions of the installation are formed within the “visual cone” of the main gate. Extreme attention to detail: selection of compatible construction materials, signage, landscape palette, and architectural design are all part of the main entry gate experience.



Photo 1
PHYSICAL SETTING

Circulation Observations

Approximately 40 percent of all roads on Camp Roberts are paved. The primary roads within the main cantonment are New Mexico Avenue, Arizona Boulevard, Industrial Avenue, Montana Boulevard, and Wyoming Avenue. The circulation network is configured on a classic rectangular grid pattern.

Nodes

There are nine vehicular intensity nodes. These nexus intersections are not well signed or enhanced with landscaping of any kind.

Landmarks

The most recognized landmark within the main cantonment area is the static display area on New Mexico Avenue. Other landmarks throughout the installation are of the distinctive, World War II design and include wooden chapels complete with white paint and vertical steeples.



Photo 2
LANDMARK STRUCTURE

Land Use Observations

The current land use pattern is essentially the same as it was when the installation was constructed in the 1940s. The reuse and construction of new facilities has not been planned adequately and has resulted in a land use organization that does not successfully service the current needs of the installation. The siting of the refueling point within the main cantonment presents an incompatible land use relationship and a constraint to future development.

Landscape Observations

The landscape at Camp Roberts appears to be unplanned, predominately consisting of low maintenance areas of native grass and open space. The landscape design character of the installation can best be categorized as natural or informal. The parade ground is the organizing element for the troop housing area. Most of the mature trees and shrubs in the troop housing area appear to be neglected and overgrown.



Photo 3
ENVIRONMENTAL CONTEXT

Architectural Observations

The architectural character of Camp Roberts' administration and support facilities consists of 1,044 buildings including predominately World War II wood-frame structures, some rehabilitated metal-sided facilities, and a modern block constructed facility at the mobilization and training equipment site (MATES) area. Most facilities are constructed on concrete piers in the typical World War II period style.



Photo 4
WORLD WAR II FACILITIES

These specific observations addressing the visual character at Camp Roberts provide valuable information for developing the installation design guideline rational for selection of colors, materials, details, and other physical improvements to the soldier's quality of life and ability to effectively perform training requirements.

Traditional Design Concept

The primary historic architectural vocabulary in the surrounding region is Spanish Colonial Revival. A review of the Spanish heritage in California presents interesting concepts related to planning and architecture that relate directly to the Future Development Plan for Camp Roberts. The site design and architecture for this regional style encourages gathering plazas, human-scale buildings, and pedestrian-oriented circulation. Development within Camp Roberts should reflect on those traditions that create a strong cohesive visual image compatible with the mission of the installation and a comfortable environment for the soldier.

Visual Theme

The visual theme will identify the appropriate visual image to be promoted during the redevelopment of Camp Roberts. The visual theme outlines the basic elements of form, materials, colors, and details that unify the visual environment and create the framework for future development. The theme is defined by existing image determinates from the installation site analysis and the visual survey of the surrounding area. Some of these regional architectural elements are plazas, public fountains, paving tiles, off-white stucco walls, architecturally-defined pedestrian zones, red tile roofs, arcades and courtyards, and use of natural light and ventilation. These unique design features incorporated into new facilities are what will establish the installation's visual context for the future. The visual theme will be developed over time with the construction of future programmed projects and the ongoing remodeling of existing facilities that respect the design goals and support the master plan.

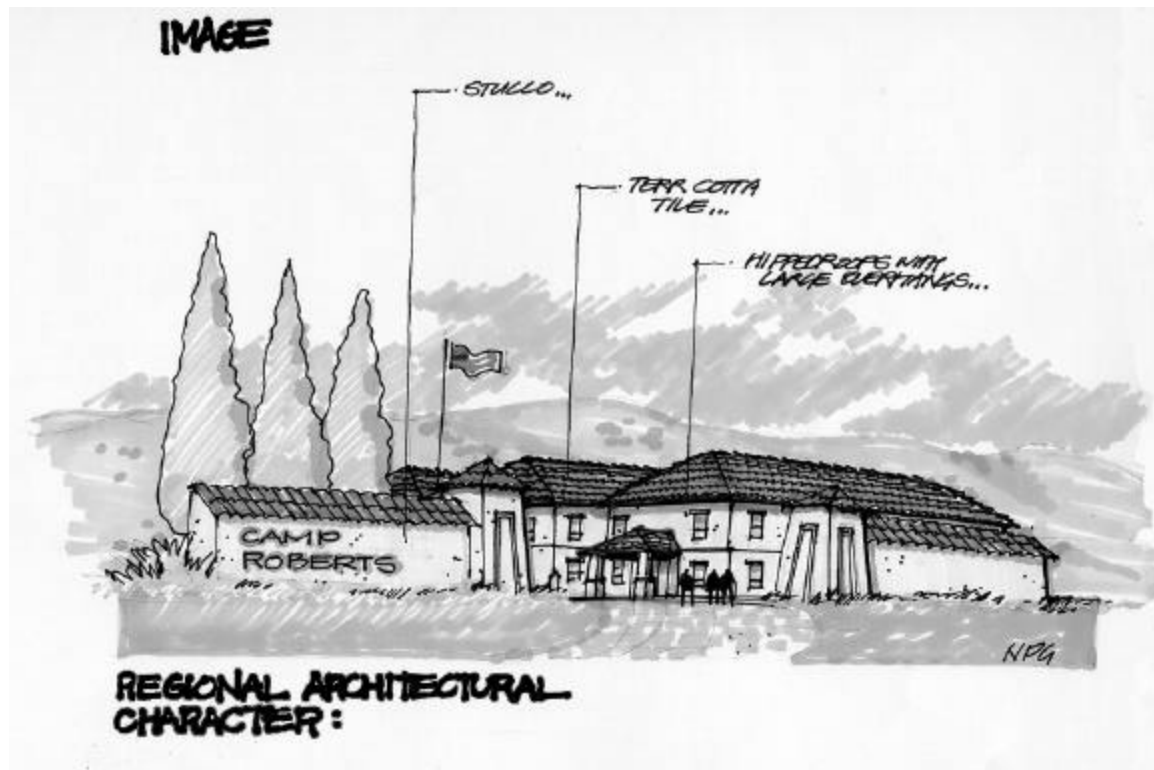


Figure 2
CAMP ROBERTS VISUAL THEME

Design Goals

The following are general design goals that support the visual theme and are developed within this chapter:

- Encourage visual compatibility and coordinated design objectives.
- Preserve the natural setting of the installation.
- Encourage high-quality site design, architecture, and construction.
- Create a meaningful hierarchy and sequence of experiences.
- Select a coordinated family of site amenities that link the visual settings together to create a sense of community.
- Design a safe and efficient vehicular and pedestrian circulation network that will complement the vision for the future.
- Incorporate regional design vernacular into the visual aesthetic of the installation.

These goals will be further refined per visual settings with architecture, landscape, lighting, and site furnishing sections within this chapter.

Installation Enhancement

The installation exists as a training and academic center for the National Guard; therefore, the physical environment must present an impressive and inviting character for visitors and trainees.

The Visual Setting Plan presents proposed area definitions for the installation, and the Future Development Plan provides the planning rationale for developing these visual settings. This approach to installation architectural compatibility for the future is based on visual cohesiveness and not on district boundaries between various land use zones.

Each visual setting will have its own palette of preferred materials and details based on the need for greater visual impact, functional relationships, or mission requirements. The unifying architectural element of roof color and form will visually bond the different settings together. The introduction of defined site development elements, such as site furnishings, signage, and landscape materials within and between architectural settings, will visually weave the installation together.

Camp Roberts' physical connection with the State Highway is an important visual component that will be addressed within the Future Development Plan. An active and vital installation in visual harmony with the rolling California hillside demands an appropriate architectural statement that displays the correct attitude and intent.

This attitude of excellence will be the challenge throughout the design guideline chapter. First impressions and strengthening the visual "corporate image" of Camp Roberts to the public is an important design component that enhances the mission.

The site analysis revealed confusion and redundancy within the street network on the installation. The delineation of mission-related service, parking, and private vehicle and pedestrian circulation

patterns are poorly defined and have the potential for conflict. The future concept development plan is designed to reduce the number of streets and physically separate traffic types for pedestrian, tactical vehicles, and privately owned vehicles. The future plan proposes a street hierarchy of an outer tactical loop and an internal private vehicle / pedestrian street system with physically enhanced nodes that provide circulation integrity and improve safety and efficiency within the installation.

Administration Setting

This setting is the “seat of government” or the decision-making location within the installation. The administration facilities should be civic and monumental in character. This important location of mission function and image should be reflected within the architecture and landscape design. Utilizing the highest expression of the visual theme, complete with all the associated design elements, will heighten the impact of this special setting.

Materials and Style. Buildings in this setting should incorporate off-white stucco walls with hipped roofs in terra cotta tile. The use of arcades, loggias, and courtyards are appropriate for these structures.

Figure 3
ADMINISTRATIVE BUILDING

Industrial / Maintenance Setting

This setting includes maintenance, related supply, and service for the installation. Facilities within this setting are utilitarian and industrial in design. The visual theme of this area is developed using functional extractions of the visual theme palette. This is not to say the facilities should not express good proportions, color, materials, and scale. Landscaping, screen walls, and human-scale entries will minimize any negative visual impacts for the setting.

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Materials and Style. Combinations of tan, split-faced block and metal panel walls are fitting for the functional requirements of these types of facilities. Flat roofs over the large volume areas and hipped roofs for administration areas finished in standing seam metal with factory finished terra cotta color are preferred.

Figure 5
UTILITARIAN SETTING

Community Service Setting

The Community Service Setting contains a diverse collection of services including medical, shopping, physical training, fast food restaurants, and entertainment. The architectural designs for these facilities should be attractive and present a human-scale façade that is relaxed and inviting.

Materials and Style. These high-activity facilities should feature design cues from the Spanish Revival palette of architectural details, off-white stucco walls, and hipped terra cotta tile roofs. The future building designs should incorporate the use of outdoor public spaces in the form of plazas or courtyards. The incorporation of low-maintenance landscape materials for shade and accent color is appropriate for this site design. Free standing pavilions and open entryways (loggias) are architectural elements that help create “people friendly” places within this setting.

Figure 6
COMMUNITY FACILITIES

Core Training Setting

This mission-related setting would be developed around the proposed battalion block concept in the master plan. This setting is comprised of administration, troop housing, dining, and unit storage facilities. The site design for this battalion block concept contributes to the visual theme with internal spaces and pedestrian pathways isolated from vehicle traffic emphasizing unit continuity.

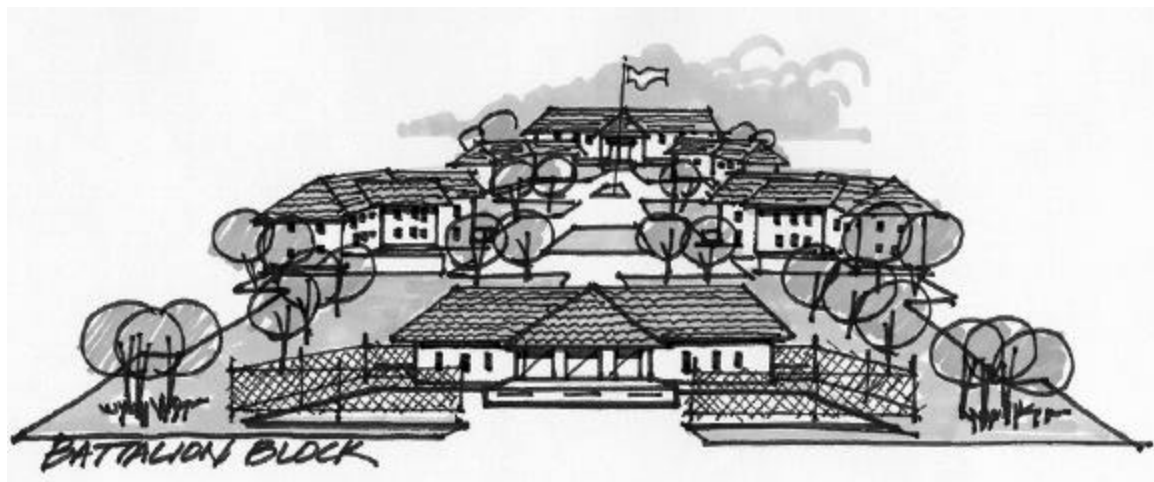


Figure 7
CONCEPTUAL BATTALION BLOCK

Material and Style. The design palette for this setting should include off-white stucco walls, red tile hipped roofs, and interesting paving surfaces within the courtyard spaces between the facilities. Internal courtyards within the footprint of the dining facilities would add a complement to the concept of regional architectural context.

Gateway Setting

The Visual Theme elements should be presented for the greatest impact within this setting. Installation entry monument signage, gatehouse, specialty paving bricks, street lighting, flag pole grouping, and formal landscaping are designed with the visual intent and execution of a large public gathering plaza.



Figure 8
ENTRANCE

Materials and Style. Stucco walls capped with terra cotta tiles, wrought iron fence detailing, and raised bed planters will formalize the exterior spaces. Surface paving blocks will establish an interesting ground plain in pedestrian areas.

Nodes

These very special nexus intersections will draw on the designs and materials found in the Gateway Setting reinforcing the Installation Design Theme within the circulation network. Monument-style directional signs and static displays with annual color will establish landmarks to enhance circulation throughout the installation. Creating important visual cues helps to order the installation for the visitor and visually weaves the various architectural settings together.

Materials and Style. A combination of stucco and heavy timber signage and select static displays complemented with color from landscape materials will greatly enhance movement around the installation.

Service and Storage Setting

This setting is comprised of large volume facilities that are functional and utilitarian in character with related open storage areas. Security fencing is a mandatory element within this functional setting for protection and organization of assets. This setting holds a visually important location on the installation with its proximity to the highway. The use of screen walls and landscape buffers will enhance the character of this setting with views from the inside and out. The structures within this setting should display good design, materials, and scale to support the installation guidelines.

Materials and Style. Tan, split-faced block bases with metal stand-up panel walls and flat roofs will identify this building type and function. This setting will be the future site of the

proposed recreational vehicle campsite. Screen walls, a wash house, and pavilions constructed of off-white stucco walls and hipped terra cotta roofs will establish the character for this high-use amenity. This future combined-use area demands a clean, neat, and organized image for visitors to the installation.

Figure 9
STORAGE BUILDINGS

Landscape Buffer Setting

This setting is composed of low stucco screen walls with natural landscape visual screens. The setting is developed to reduce negative views into the installation and blend with the hillside. Landscape buffer areas within the installation should provide efficient, functional, and attractive landscapes that complement the installation theme. These landscape buffer areas should be park-like in character and unify settings.

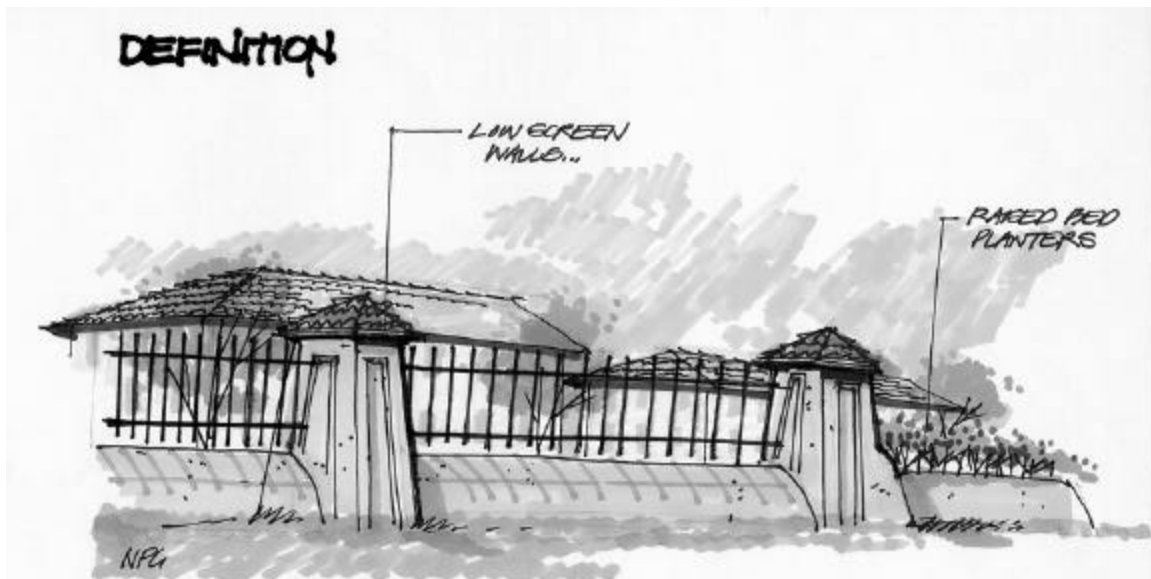


Figure 10
SCREEN FENCE WITH LANDSCAPING

GENERAL DESIGN PRINCIPLES

The following information summarizes the standards for design development and site character.

Siting

Support the future development plan by siting all future buildings to be compatible with the particular land use and the functions of adjacent facilities. Apply the following guidelines for development:

- Minimize the impact to the hillside topography.

- Preserve the natural feature of the existing site.
- Respond to the development patterns of the master plan.
- Provide landscape screen to protect southern exposure from the direct summer sun.

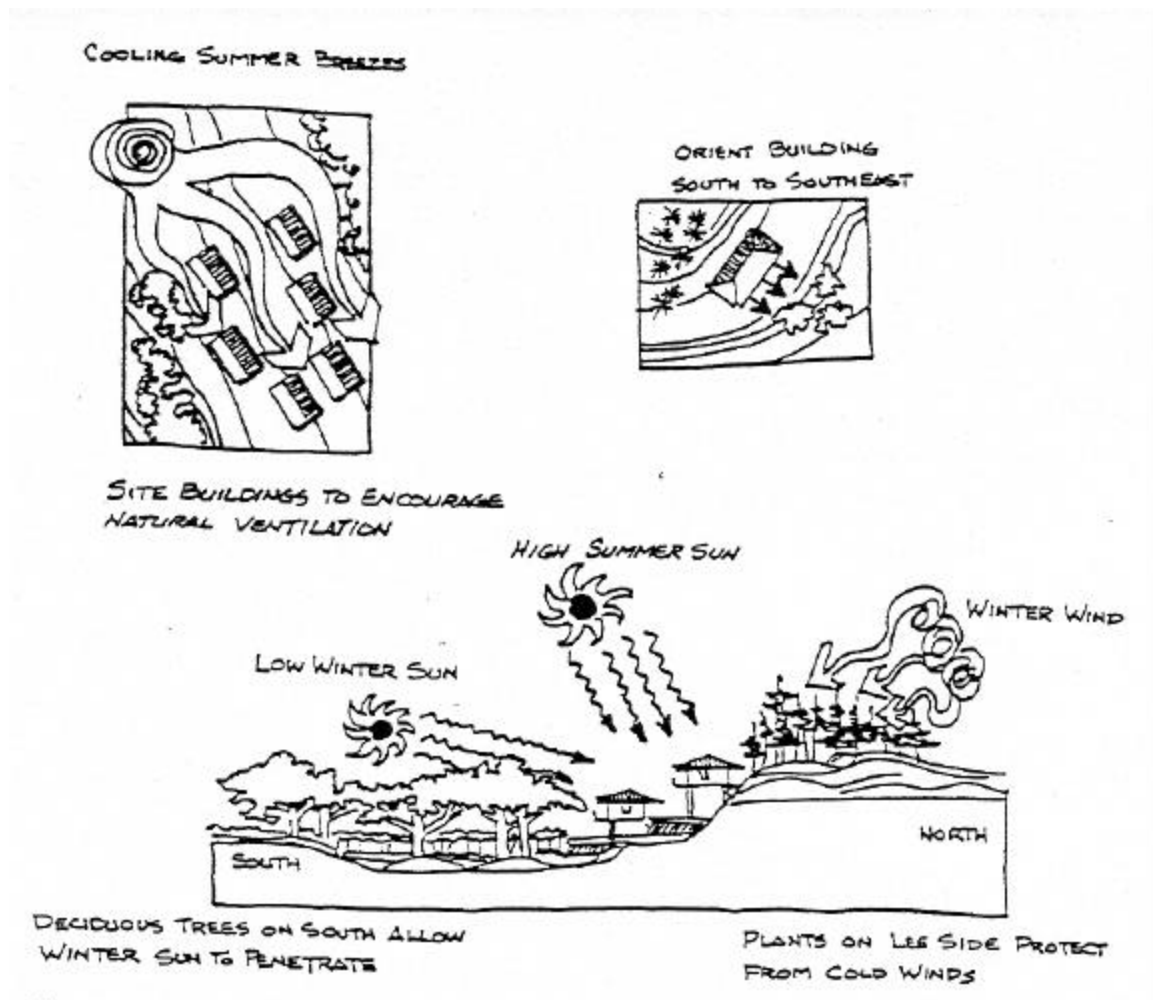


Figure 11.
SITING PRINCIPLES

Massing

Mass is the space defined and enclosed by walls, floor, and roof planes. The following guidelines will aid in developing massing schemes that relate to surrounding buildings:

- Use mass to create a focal point at the main entrance of the facility.
- Reduce the scale of the building by articulating the mass.
- Concentrate the mass of the building near the ground plane.

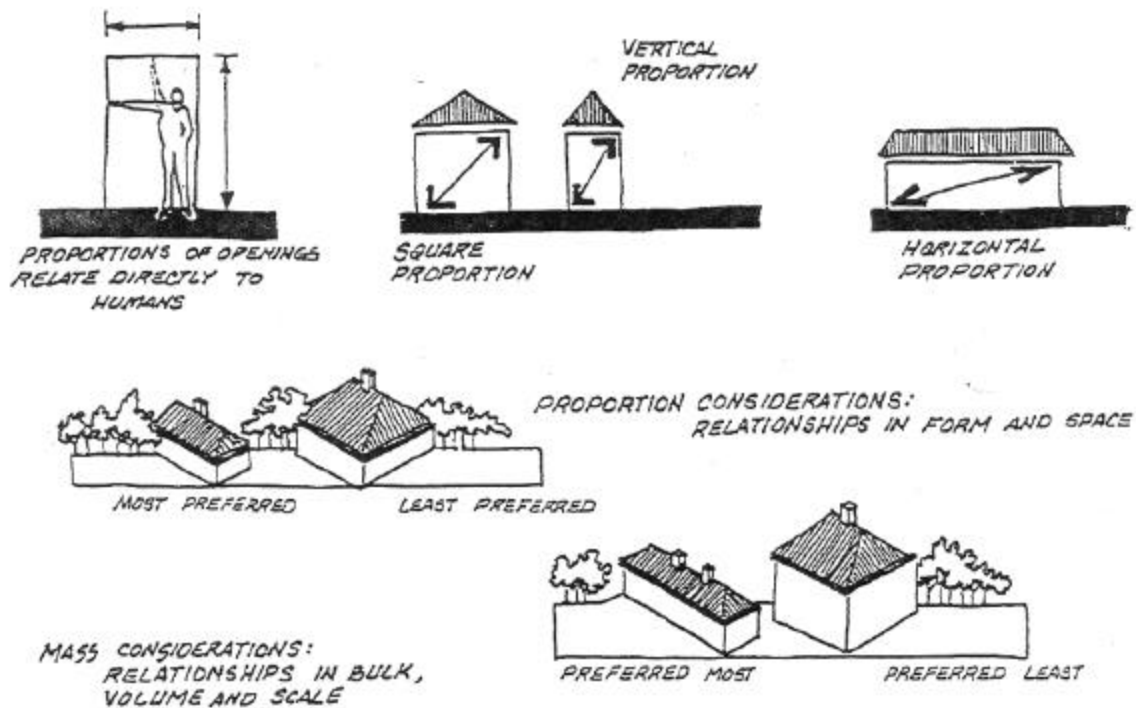


Figure 12
MASS RELATIONSHIPS

Form

The identifying characteristic of form results from the configuration of surfaces and edges. Utilize building form in the following applications:

- Avoid nonconforming building forms.
- Use form to signify the building's importance within the battalion block concept.
- Use building form to complement the surrounding facilities.
- Use a modified building form only when the building materials are the same as those of surrounding buildings.

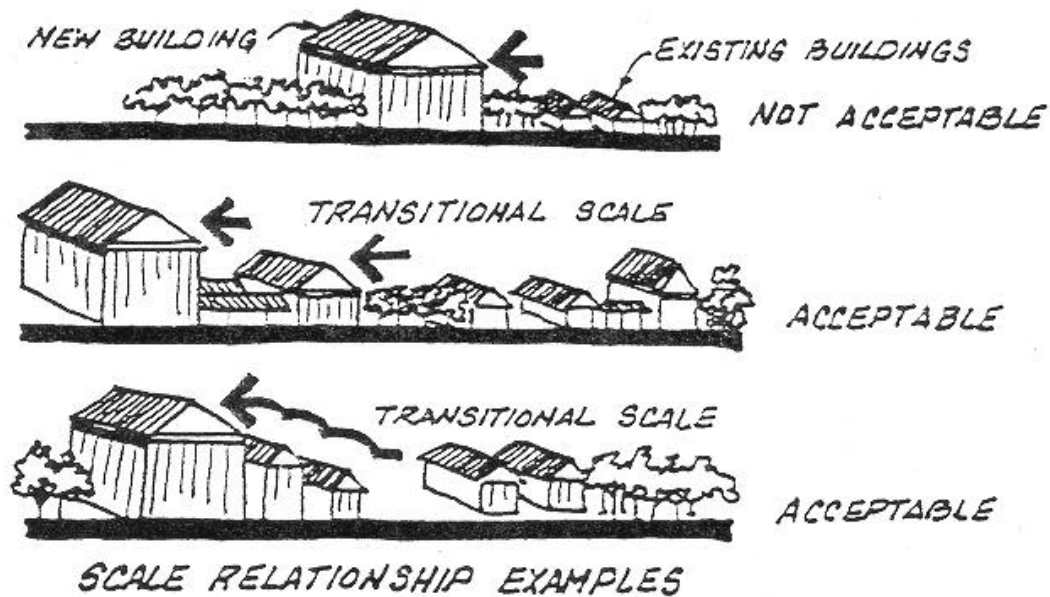


Figure 13
TRANSITIONAL SCALE

Scale

Create human scale by designing building elements that relate to the dimensions and proportions of the human body. The following guidelines help define appropriate scale for future development:

- Develop facade details that provide human interaction, i.g. the arch.
- Design new buildings to reinforce the scale of surrounding buildings.
- Create human-scaled buildings and related spaces for functional activities.
- Utilize the architectural design elements from the Spanish Revival model.

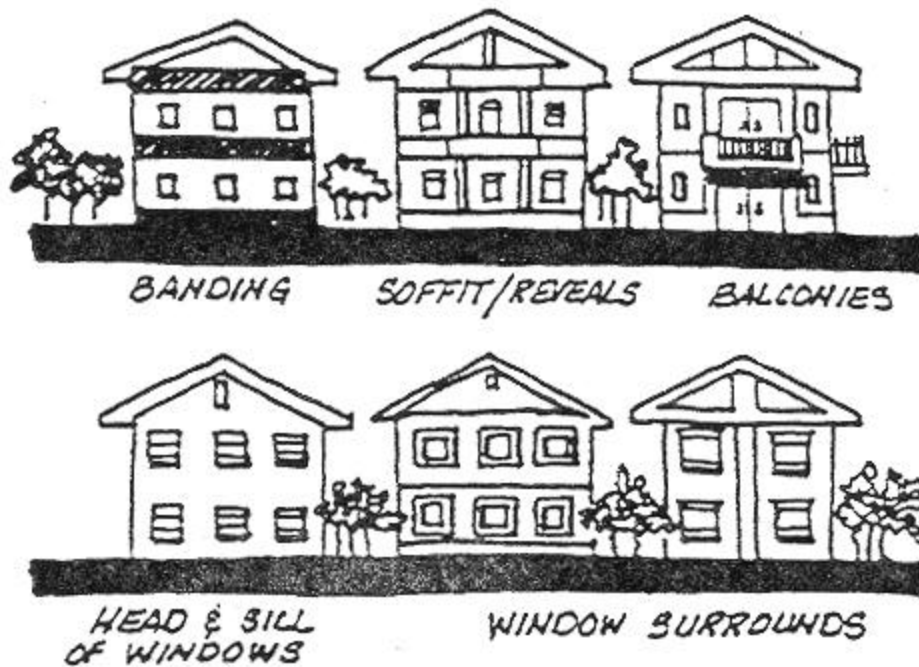


Figure 4
FACADE DETAILS

Exterior Spaces

Use the future architectural development to define exterior spaces in the following ways:

- Preferred elements for creating enclosures are buildings, low walls, earth berms, landscaping, bollards, and paving.
- Use exterior space-defining enclosures suitable for pedestrian activity.
- Identify exterior spaces so the size and scale relate to function, activity, and location.

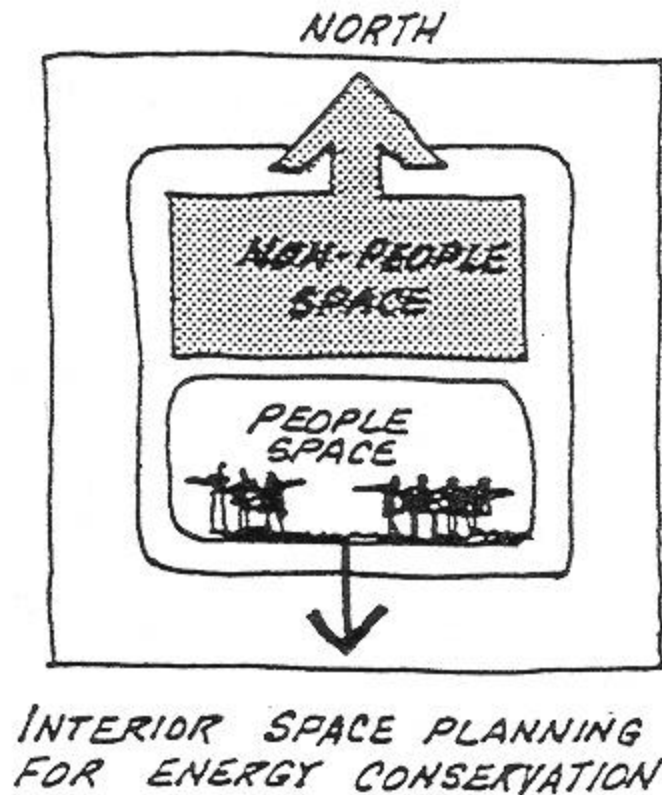


Figure 5
OCCUPIED SPACE LOCATED TO SOUTHERN EXPOSURE

DESIGN GUIDELINES

The Design Guidelines ensure new construction and site improvements will meet the high standards presented by the Installation Visual Theme. The following guidelines summarize the desired intent for design development throughout the installation.

Architecture

The main cantonment is the primary focus of the visual theme at Camp Roberts, both functionally and visually. Specific opportunities with new construction will rely directly on the overall character, detail, and materials of the Spanish Revival theme. This recognition of the visual theme will continue the development of the installation master plan with sensitivity and harmony.

Primary Design Vocabulary for Facilities

- Articulate the planes of the roofline.
- Modulate architectural volumes.

- Employ two and three stories, stucco walls, red tile roofs.
- Incorporate generous overhangs and understated cornice.
- Use gable roof form and shallow pitch.
- Accent the main entrance.
- Consider the use of balconies.
- Emphasize linear construction and accents with rectangular proportions.
- Implement the use of segmented arches.
- Design symmetry into facades to imply formality.
- Use a formal approach to the entry of the building.



Figure 6
ARCHITECTURAL COMPONENTS

Dormitory and Dining Functions

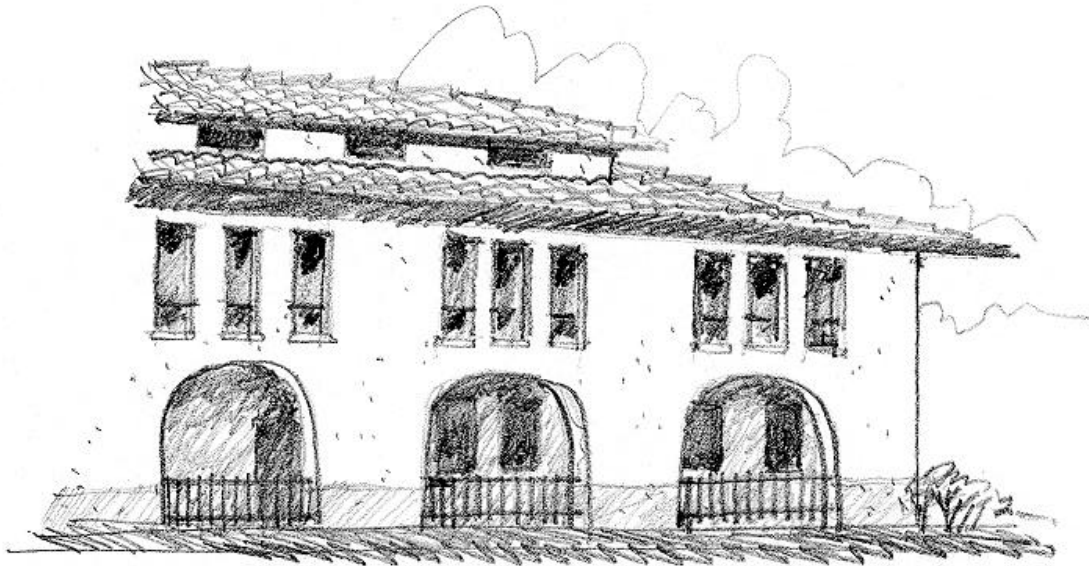


Figure 7
ARCHITECTURAL CONTEXT

- Facilities should be one or two stories with stucco walls and red tile roof.
- Utilize low, hipped roofs with generous overhangs.
- Create entries accentuated by veranda.
- Employ numerous, ordered openings.
- Main entrances should be protected by porte cochere.
- Incorporate iron work in railings for second story.
- Design courtyard definition in Spanish style.

Community Service Function

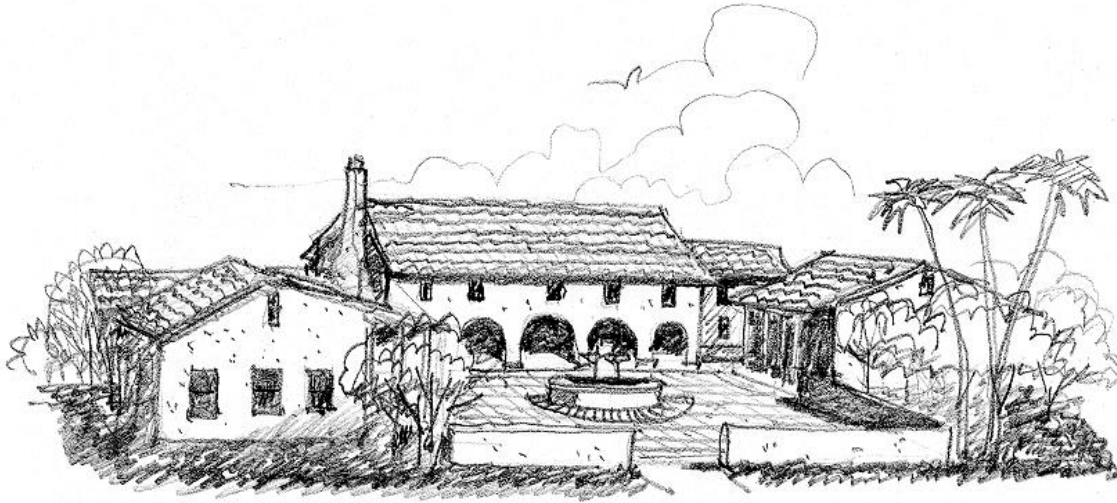


Figure 8
COURTYARD FEATURES

- Specify stucco walls and tile roofs.
- Broad gable roofs with generous overhangs.
- Moderate pitch to the roof.
- Sheltered entry.
- Larger punched windows.
- Rectangular proportions / linear profile.

Warehouse and Industrial Functions

- One-to two-story steel-frame, metal-panel walls.
- Split-faced block-expressed foundations.
- Low gabled roofs with central monitor.
- Flat roofs on larger-volume structures.
- Large overhead doors.
- Administration / storage one-story, stepped end element.

Architectural Design Options

Details contribute to the contextual visual compatibility. It will be continually important to create human scale and architectural interest in the roof, wall area, and base detail. Detailing is key to architectural compatibility when dealing with adjacent visual settings. New buildings and remodels utilizing the defined design vocabulary of Spanish Revival may include a selective selection of the following architectural features.



Figure 9
ARCHITECTURAL DETAIL

Roof Details

- Dormers
- Monitors
- Chimneys
- Cornice details

Wall Area

- Decorative grills or vents
- Porticoes
- Columns
- Window header or sill definition
- Recesses or reveals
- Doorway surround definition

Base Features

- Raised platforms
- Water courses
- Foundation definitions
- Belt courses
- Rustication of materials
- Wing walls
- Porte Cocheres
- Pavilions
- Walled courtyards
- Vertical tower accents
- Paved plazas
- Arcades

Support Amenities Landscape Design

The landscape design guidelines will ensure that all future design development will meet the high standards established by proposed model projects on the installation. These proposed accompanying landscape projects support the intent of the future development plan and the visual theme for the installation.

Landscape design goals are as follows:

- Support the master plan objectives.
- Support the installation visual theme.
- Preserve existing trees where possible.
- Select landscape materials compatible with the natural surroundings.
- Utilize low maintenance and attractive landscape designs.
- Consider deciduous trees in the battalion block areas to provide summer shade and winter solar penetration.
- Plaza areas hardscape should be predominant along with turf and ground covers.
- Promote drought tolerant landscapes.
- Promote native landscaping materials.

Three primary planting design concepts will create the landscape environment on the installation. Each concept is intended to provide a definition of space, create a concise circulation pattern, provide scale, create shade, instill interest, and develop a pleasant atmosphere and special visual character. The planting design concept includes the following:

- Formal planting to enhance primary administration facilities accents, create focus, axial relationships, and define the circulation within the Gateway Setting.

- Informal planting to provide visual buffers, screens, and plaza locations. Informal planting should occur between the natural planted areas and the more urban, manicured character of the battalion block areas.
- Natural planting to be used along the installation boundary and redevelopment areas within the plan definition. These redevelopment locations may take on a park like character.

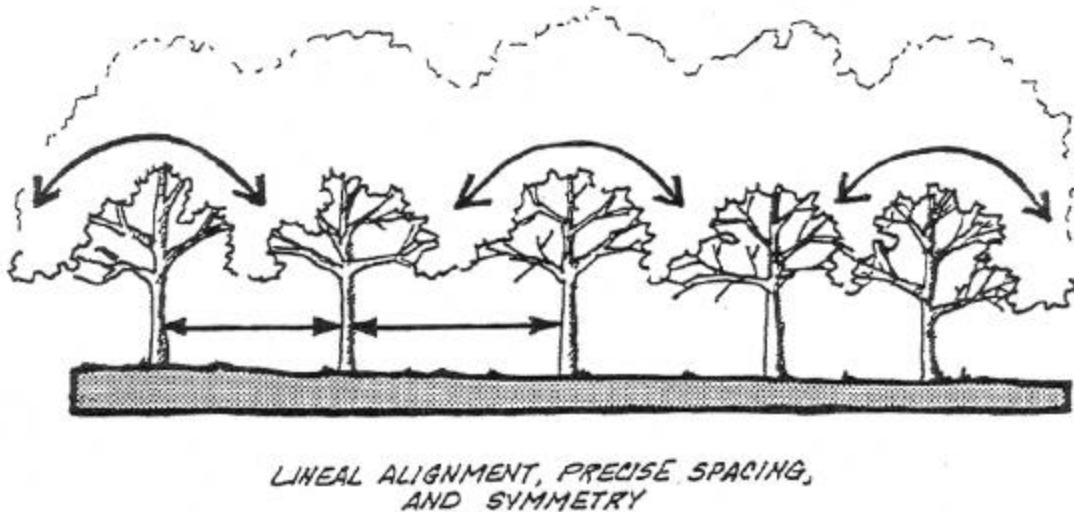


Figure 20
FORMAL PLANTING

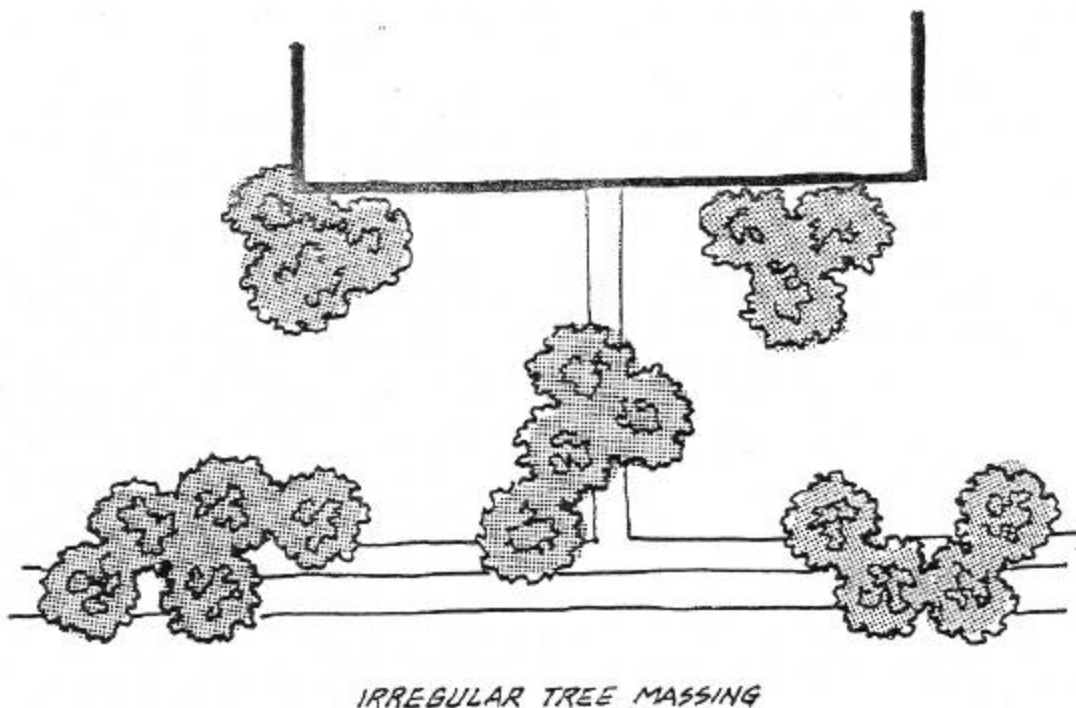


Figure 21
INFORMAL PLANTING



NATIVE TREES GROUPED AS NATURAL STANDS

Figure 25
NATURAL PLANTING

The three different planting concepts allow the designer to visually reinforce function within architectural settings and provide hierarchical reference to the circulation network with landscape materials. The development of landscaped plazas and courtyards are essential design elements within the plan. Enclosed spaces provide an attractive and relaxing contrast to the mission-related activities that surround them.

Landscape Materials

- | | |
|----------------------|---|
| Screen Trees: | Deodar Cedar, evergreen, drought tolerant
Crabapple, multi-flowers
California pepper, evergreen, drought tolerant |
| Street Trees: | American Sweet Gum, fall color
Valley Oaks
California White Oak
Flowering Ash |
| Shrubs: | Coffeeberry
Laurel Sumac
Coyote Brush
Douglas Iris
Catalina Cherry
California Wild Rose |

Note: Shrubs and ground covers should be massed in large defined areas, either beneath trees as an understory or by themselves to define space, cover slopes, add form, or provide color and texture.

Supporting Design Components

Respect the future development plan and the spatial organizations inherent within. The exterior spaces created by the development plan should present the opportunity to promote visual continuity throughout the installation.



Figure 24
LEARNING RAMADA

These coordinated exterior spaces are developed through the future use of buildings, low screen walls, and landscaped berms. All exterior spaces should respond to area, activity, location, and functional requirements of the surrounding facilities on the plan.

This efficient use of exterior spaces is in keeping with the goals of the Spanish Revival design model. Plazas and courtyards are an essential site design component for development of the plan.

Within these places, opportunities arise to select unique site amenities, especially in the Core Training and Community Service Settings. Select a coordinated “family” of site furnishings that include benches, tables, and litter receptacles for locations along major walkways, building entries, courtyards, and plazas. The design and construction of these site amenities shall have durable, factory-finished surfaces in a style that complements the installation visual theme. A design similar to the Landscape Forms Scarborough Collection that complements the Spanish Revival architectural style is preferred. See figures 25 and 26 as examples.



Figure 25
WOODEN BENCH



Figure 26
IRON BENCH

Special street and pathway lighting contributes to image, usability, and safety. The lighting standards and fixtures should complement the installation visual theme and enhance the overall environment night and day. A lighting fixture similar to the Environmental Lighting for Architecture, model Verde 4024Ww/P3011, is a good example of lighting compatible with the surrounding architecture. See figure 27 as an example.

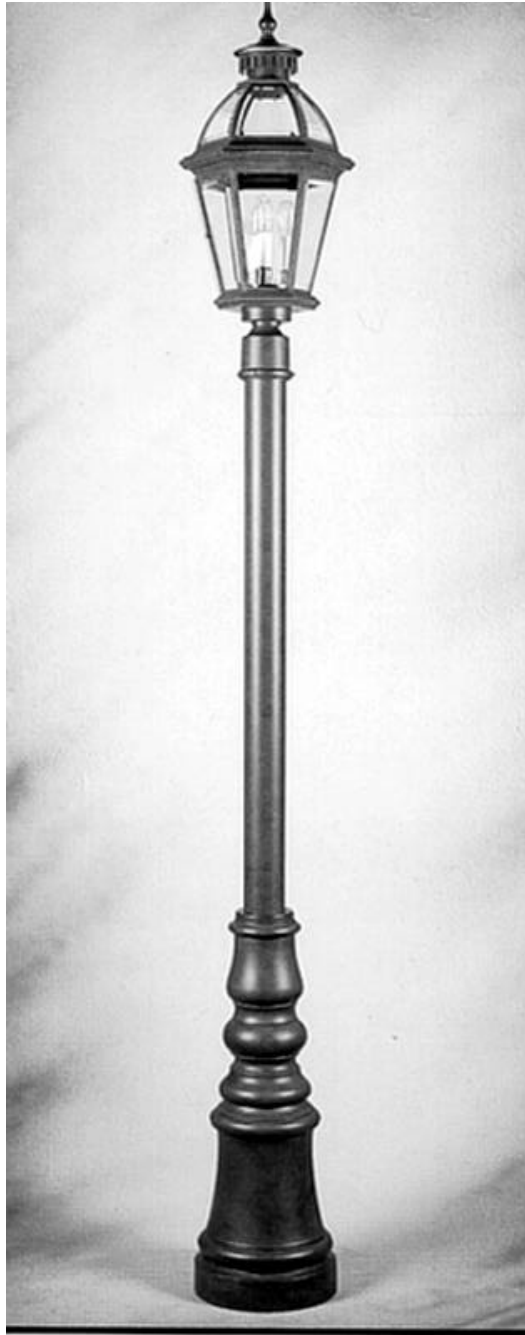


Figure 27
THEME LIGHT FIXTURE



Figure 28
STREET AND AREA LIGHTING FIXTURE

Signage Criteria

A well-designed signage program provides information and directions in a consistent format to allow people to move through and around the installation without confusion or delay. A well-designed sign family also helps establish a positive, uniform installation image. Simplicity and quality are the key design objectives.



Figure 29
POSSIBLE SIGN / INFORMATION WAY FINDING AMENITY

The sign guideline goals are as follows:

- Provide an effective level of information, direction, and identification while minimizing the proliferation of signs.
- Develop a hierarchy of signs to guide vehicular traffic and pedestrians to their destinations.
- Ensure consistency in presentation.
- Promote legibility and readability through effective use of graphics and typography.
- Design signs so maintenance is minimized.
- Install signs in locations that maximize the use of existing lighting.

Installation Entry Sign

The entry sign should be consistent with the overall sign system and in character with the architectural visual theme and natural setting of the installation. The entrance sign functions as an extension of the reception area and should convey a sense of permanence and professionalism to the viewer.

Recommended Materials For The Entry Sign Include:

- Heavy stucco base.
- Dark background with lighter lettering.
- Uplighting for nighttime viewing.
- Use of landscape materials for year-round color and texture.

Directional Signs

This sign type provides a message and includes an arrow to indicate a change in direction or confirmation of the correct route. These signs would provide guidance at the major nexus intersections. The directional signs on primary roads should not be greater than 8 feet in height and should decrease as speeds decrease.

Recommended Materials For Directional Signs Include:

- Stucco base.
- Anodized aluminum with dark background.
- White lettering, scotchlite reflective.
- Landscape materials, low and nonobscuring.

Identification Signs

The identification sign is a freestanding sign that identifies major functions or activities within buildings. These signs should be uniform in design, color, shape, and size throughout the installation.

Recommended Materials For Identification Signs Include:

- Post and panel.
- Anodized aluminum with dark background.
- Concrete footings.
- Landscape material.

Circulation Elements and Hierarchy

The Installation Design Guide (IDG) is concerned with the design and orderly development of all physical elements that are required to support the future mission of the installation. The circulation network that serves the on site facilities is an important element that requires specific design standards that are tailored to the roadway capacity, projected traffic volumes, and road-related improvements.

Roadway Classifications

The proposed circulation improvements at MTC Camp Roberts consist of primary arterials, collector streets, and local streets. Each type of roadway serves specific functions and is tailored to the density of development proposed within the long-range development plan (LRDP) for the installation.

Primary Arterials

The primary arterials serve as the principal network for through-traffic flow. The primary arterial streets connect areas of principal traffic generation. These streets need to be planned with existing and proposed circulation to provide for collection and distribution of through traffic to and from collector and local streets.

Collector Streets

Collector streets distribute traffic between primary arterials and local streets. Collector streets also include streets used for through traffic within a local area and serve to connect adjacent blocks or land uses. These collector streets interconnect the primary arterial system and provide access for local through-traffic movements within the battalion blocks, administrative land uses, and industrial and training sites.

Collector streets serving traffic between primary arterials and local streets include Washington Blvd., Oregon Blvd., Nacimiento Blvd., Utah Avenue, and the East Perimeter Road. Other identified collector streets provide for additional through traffic within the local area. Local streets are mainly used for direct access to the battalion blocks and other land uses on the cantonment areas.

Local Streets

Local streets are used mainly for direct access to the battalion blocks, administrative land uses, and industrial and training sites. These streets should provide easy access to abutting property and connect with collector streets.

Design Standards

The IDG proposes specific standards and improvements for all circulation elements. The chief concept of note for Camp Roberts is that all proposed roadways are planned within a designated right-of-way. The right-of-way, or R.O.W., is a designated corridor that is dedicated strictly for road and utility improvements. The R.O.W. is strictly managed as an area for necessary infrastructure improvements. The advantage of designated rights-of-way is manifold:

- Conflicts between infrastructure / circulation improvements and other improvements are minimized

- Maintenance activities are more efficient, as the utilities and road improvements are located in predictable locations and complications associated with haphazard utility alignments are reduced.
- Accessibility to transformers, valve boxes, and other appurtenances is improved for maintenance workers and maintenance vehicles
- The use of a right-of-way can support privatization of utilities in the end. The management of utilities within a right-of-way parallels commercial practices and increases the marketability of utility systems to potential purchasers.
- The quality of streetscape improvements and landscaping improvements is easier to maintain, as the right-of-way improves the continuity of design treatments and reduces visual clutter produced by encroachment.

The improvements will include travel lanes, shoulders, on street parking, curbs, and gutters. An additional area behind the road proper will be utilized for sidewalks, streetscape improvements, lighting, street furniture (benches, etc.), and landscape buffers. The designated R.O.W. will also support needed infrastructure improvements, to include all utility distribution lines, transformers, valves, and points of connection to facilities.

The conceptual diagram below illustrates the relationship between the elements that are included within the proposed rights-of-way.

Figure X
CONCEPTUAL RIGHT OF WAY FOR CAMP ROBERTS ROADWAYS

Utilities

The burial of existing utilities should be associated with the construction of new facilities, renovations, or demolition of existing structures, or roadwork within the battalion block complex.

Substations and transformers should be located and designed to minimize their visual impact within the architectural setting. They should be screened from view by means of enclosure stucco walls, plant materials, and earth berms. Use of these types of screens will also help muffle noise generated by substations or transformers.

Storm drainage that may be developed at Camp Roberts should be appropriate to the character of the development of the master plan. Construction of future storm drainage should be compatible with the natural contours of the existing landform.

The design standards associated with utility distribution is mainly concerned with the alignment of distribution lines within the designated rights-of-way associated with proposed roadways. The utility distribution should be located within the right-of-way to the extent feasible.

IDG RECOMMENDATIONS

Materials and Color:

- Recommendation 1: Utilize the regional contextual material of stucco in wall systems for new facilities, or apply Dryvit on add / alt projects.
- Recommendation 2: Specify light color additives to the stucco mix or paint with off-white tints as the “field color” for wall surfaces. Paint all wall-mounted equipment the same color as the wall to reduce visual clutter. The selected “trim color” should be the field color with a shaded color additive.
- Recommendation 3: Introduce the hipped roof form with red terra cotta tiles on all new and rehab facility projects.
- Recommendation 4: Bring the wall surface of all refurbished World War II “Woodies” to the ground plain to visually “anchor” the buildings.
- Recommendation 5: Design and construct an architectural wall / sign entry monument at the main gate.
- Recommendation 6: Install low stucco screen walls and drought-tolerant landscape materials along the Highway 101 exposure.

